096.0	0006	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,025,200	/	1,025,200
USE VALUE:	1,025,200	/	1,025,200
ASSESSED:	1,025,200	/	1,025,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZIMMER MICHAEL A & REBECCA B
Owner 2:	
Owner 3:	
Street 1:	27 HODGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COHEN VICTORIA C -
Owner 2:	-
Street 1:	27 HODGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,371 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 2712 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10371.000	513,000	400	511,800	1,025,200
Total Card	0.238	513,000	400	511,800	1,025,200
Total Parcel	0.238	513,000	400	511,800	1,025,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.02 | /Parcel: 378.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	63175
GIS Ref	
GIS Ref	
Insp Date	10/08/18

!7893!

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0006-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	513,100	400	10,371.	511,800	1,025,300	1,025,300	Year End Roll	12/18/2019
2019	101	FV	373,200	400	10,371.	511,800	885,400	885,400	Year End Roll	1/3/2019
2018	101	FV	464,900	0	10,371.	438,700	903,600	903,600	Year End Roll	12/20/2017
2017	101	FV	464,900	0	10,605.	413,400	878,300	878,300	Year End Roll	1/3/2017
2016	101	FV	464,900	0	10,605.	354,300	819,200	819,200	Year End	1/4/2016
2015	101	FV	440,700	0	10,605.	317,400	758,100	758,100	Year End Roll	12/11/2014
2014	101	FV	440,700	0	10,605.	293,800	734,500	734,500	Year End Roll	12/16/2013
2013	101	FV	438,700	0	10,605.	280,100	718,800	718,800		12/13/2012

PRINT

Date	Time
12/10/20	22:29:39

LAST REV

Date	Time
10/16/18	11:53:20
apro	
7893	

USER DEFINED

Prior Id # 1:	63175
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COHEN VICTORIA	69567-358		7/7/2017		885,000	No	No		
COHEN EVAN K &	65318-156		5/5/2015	Estate/Div	99	No	No		
TULLOCH MICHAEL	55203-39		8/19/2010		712,000	No	No		
KEENAN RICHARD/	29037-275		8/31/1998		338,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2012	1619	Sun Room	49,300	C				
4/29/2009	286	Re-Roof	6,000					
5/2/2001	321	Dormers	56,000	O				DORMER 3RD FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	Meas/Inspect	CC	Chris C
2/12/2018	SQ Returned	MM	Mary M
8/21/2013	Measured	JBS	JOHN S
5/15/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
2/25/2009	Meas/Inspect	163	PATRIOT
5/6/2002	Permit Visit	PM	Peter M
11/29/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10371		Sq. Ft.	Site		0	70.	0.70	4									511,794						511,800	

Total AC/HA: 0.23809 | Total SF/SM: 10371 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 511,794 | Spl Credit | Total: 511,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.09871793
Const Adj.:	0.99425417
Adj $ / SQ:	147.475
Other Features:	109451
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	630274
Depreciation:	117231
Depreciated Total:	513043

COMMENTS

PDAS. Land size adjusted per deed 65318:156.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

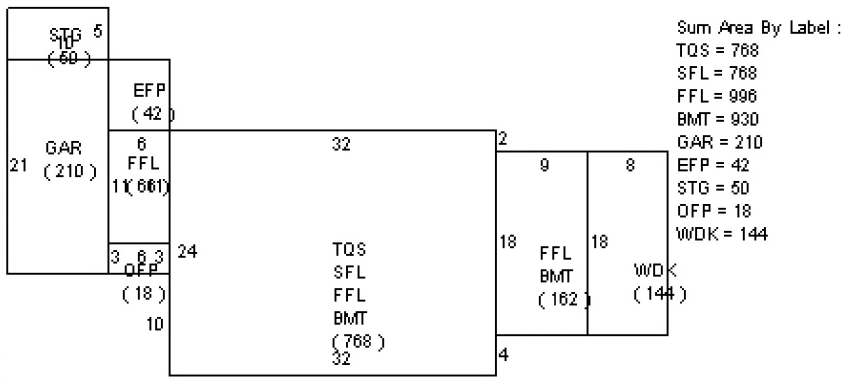
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	178.44
Special Features:	0	Val/Su Net:	137.39
Final Total:	513000	Val/Su SzAd	219.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	996	147.470	146,885
BMT	Basement	930	58.670	54,559
SFL	Second Floor	768	147.470	113,261
TQS	3/4 Story	576	147.470	84,945
GAR	Garage	210	26.750	5,618
WDK	Deck	144	12.870	1,853
STG	Storage	50	9.940	497
EFP	Enclos Porch	42	72.180	3,032
	Net Sketched Area:	3,734	Total:	411,437
Size Ad	2340	Gross Are	3926	FinArea 2712

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0006-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X12	A	AV	2000	6.00	T	15.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400